

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



January 10, 2014

Joseph Cuffe  
Building & Safety Division  
City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

RE: Ordinance #31 through #40

Dear Mr. Cuffe:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on November 25, 2013.

Our review finds the submittal to contain ten ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

**Linda Budge**  
Mayor

**Dan Skoglund**  
Vice Mayor

**Robert J. McGarvey**  
Council Member

**David M. Sander**  
Council Member

**Donald Terry**  
Council Member

**November 22, 2013**

**California Building Standards Commission**  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

Attn: James McGowan

RE: Findings and Local Amendments to CCR Title 24

Dear Sir,

Attached are copies of the local amendments to the California Code of Regulations, Title 24, as developed by the City of Rancho Cordova for filing with the California Building Standards Commission, Department of Housing and Community Development, and the Office of the State Fire Marshall.

These will be codified into Title 16, Buildings and Construction, and Title 17, Fire Prevention, of the Rancho Cordova Municipal Code.

Please contact me directly if there are any questions regarding these ordinances, or the findings.

  
\_\_\_\_\_  
**Joseph Cuffe**  
Permit Services Supervisor  
City of Rancho Cordova

City of Rancho Cordova Building & Safety Division  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670 (916) 851-8760

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 120-2013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
DETERMINING THE NEED FOR LOCAL MODIFICATIONS TO THE CALIFORNIA BUILDING  
STANDARDS CODE**

**RECITALS**

**WHEREAS**, Title 24 of the California Code of Regulations, also known as the California Building Standards Code ("CBSC"), contains construction standards applicable to local jurisdictions throughout the state including the City of Rancho Cordova ("City"); and

**WHEREAS**, when reasonably necessary due to local climatic, geological, or topographical conditions, Health and Safety Code Sections 17958.5 and 18941.5 permit the City to establish more restrictive building standards than those set forth in the CBSC; and

**WHEREAS**, before making changes to the CBSC pursuant to Health and Safety Code Section 17958.5, Health and Safety Code Section 17958.7 requires the City to make express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS**, the City is adopting local amendments to chapters within the California Building Code, California Plumbing Code, California Electrical Code, California Fire Code, and the California Residential Code;

**WHEREAS**, these local amendments have been evaluated and recognized by the City as tools for addressing problems with building construction in the City of Rancho Cordova, which are aimed at establishing and maintaining an environment that will afford the City a high level of fire and life safety to all those who work, live and play within the City's boundaries; and

**WHEREAS**, once adopted, the City is required to file its local amendments and findings with the California Building Standards Commission.

**DECISION**

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Rancho Cordova hereby declares and finds the following:

- A. The City, pursuant to the authority granted it under California Health and Safety Code Sections 17958.5 and 18941.5, has determined that there is a need to establish building standards that are more restrictive than those adopted by the state of California and found in Title 24 and Title 25 of the California Code of Regulations. These new building standards have been determined by the City of Rancho Cordova to address the problems, concerns and future direction by which the City can establish and maintain an environment which will afford an appropriate level of fire and life safety to all who live, work and play within its boundary.
- B. The City has determined that it is necessary to amend state building standards found in the California Building Standards Code: the California Building Code, the California Plumbing

Code, the California Electrical Code, the California Fire Code and the California Residential Code. The City's amendments to these codes are set forth in Rancho Cordova Ordinances 31-2013 through 40-2013.

- C. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety Code, the amendment of state building standards at the local level must be reasonably necessary due to local climatic, topographical and/or geological conditions and the City must make express findings in this regard. The Council has determined that the following findings of fact address and present the local climatic, topographical, and/or geological conditions, which either singularly or in combination, has caused the aforementioned amendments to be adopted:

#### **1. CLIMATIC**

- a. The Rancho Cordova area has extreme variations in weather patterns: summers are arid and hot, winters are cool to freezing, fall and spring can bring any combination of weather pattern together. As a result, the climate in the Rancho Cordova area can have a great influence on fire behavior and other major emergency events in the City.
- b. The City of Rancho Cordova has a mix of urban and rural areas and is undergoing a tremendous amount of developmental and population growth. The population growth has impacted service levels causing a fiscal strain on emergency services and the result is increased response times. In addition, intensive use of land in urban areas means bigger buildings, which can also create complex problems for fire safety.
- c. The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of this type of fuel is equivalent to the energy content of one gallon of gasoline. The building of homes within the weed covered rural areas and the existence of combustible weeds on vacant urban lots coupled with windy conditions creates a recipe for disaster.
- d. Average yearly rainfall for the City is approximately 17.87 inches. This rainfall normally occurs from October to April. Low-level fog (tule fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove which involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also contribute to freezing and slick roadways.
- e. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer months ranges from 2 to 30 mmHG, which is arid. The City contains several areas of grasslands, which, in conjunction with the dry and windy conditions create a hazardous situation, which has led to extensive grass and brush fires in recent years. Development is extending from the urban core into the grass-covered areas. Wind-driven fires could and have led to serious consequences in similar areas of the state.

- f. In the past, several consecutive years of drought conditions have occurred, thus reducing the available water supply. Ground water as well as surface supplies have been affected. The drought conditions have led to lower water tables, reduced fire flow testing, water contamination, water conservation efforts, and increased demands on water systems due to extreme population growth. These impacts have negatively impacted water use and availability for the fire service. The degradation of water systems reduces the quality of fixed fire protection as well as fire suppression activities. As an example, in 1998, the City of Sacramento lowered its static water pressure from 50 psi. to 30 psi. This change will make many fire protection systems ineffective and corrective measures such as adding pressure increasing booster pumps will be necessary at great cost to the community.
- g. The City of Rancho Cordova is in an area with localized pockets of high water tables. Additionally, the semi-arid climate in Rancho Cordova receives 16.4 inches mean rainfall in the 9 months from October to April with an average of 40 days of fog. The combination of effects leaves hot, dry summers, and cool, damp winters. Either or both of these factors can cause prolonged soil saturation, which can cause an increased risk of moisture intrusion into homes.

## **2. TOPOGRAPHICAL**

- a. The City is bisected by numerous topographical features including a river, creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks, including light rail, drainage canals, and sprawling industrial facilities, such as Gencorp Aerojet and Mather Business Park. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response. These features are located between many of the fire stations located within the City of Rancho Cordova. As a result of the OSHA "two in-two out" rule, which requires two fire fighters ready to make fire attack only when two others are present, it is imperative that no delays affect the timely response of the fire fighters.
- b. Heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire and emergency vehicles. As a result of increased development, some roadways in the City are expected to have significantly increased traffic flow rates in the future. In the event of an accident, other emergency sections of the City could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.
- c. Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.
- d. Large areas of rural grasslands and rolling hills significantly increase response times to residential development in the City. Available infrastructure features, such as water supplies, do not provide sufficient fire flow in these areas. The rural

geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

- e. The City of Rancho Cordova is located within the Sacramento Valley. Summer weather conditions often create an inversion layer of high pressure which traps air pollution in the valley, and combines with the hot weather to create unhealthful effects of raising ozone levels. Automobile use has been found to be a major source of air pollution.
- f. The City of Rancho Cordova contains several communities for which fire protection efforts are provided through "mutual aid" agreements allowing for each community to support each other. Although this system has its benefits, it can reduce fire station coverage during first and multiple response incidents. For example, a first alarm assignment draws two fire engines, one ladder truck and a water tender in a rural area emptying three fire stations. A home as little as 1,500 sq. ft can draw a second alarm assignment in some instances. This could take out of service as much as six fire stations. This situation would cause a "move-up" of other fire stations to cover the empty stations. Thus, up to 15 fire stations could ultimately be affected for a second alarm assignment/dispatch. If exacerbated by simultaneous calls/events, long term commitments to emergencies, station brown outs, out of service emergency vehicles, etc., extended response times will occur.

### 3. GEOLOGICAL

- a. The Rancho Cordova Area is subject to ground tremors from seismic events as the City is in Seismic Category D. Water inundation has occurred in the portion that lay in river Delta areas. Intricate levee systems hold back a portion of the floodwater, however, development has moved into areas that have the potential for flooding.
- b. The City of Rancho Cordova is in an area with localized pockets of clay and expansive soils. These soil conditions have been found to be a source of concern for footing and foundation design. Additionally, expansive soils can hold large amounts of moisture for extended periods of time. Either of these factors or a combination of both has been found to create an increased risk of moisture intrusion under slabs in certain, common construction methods.
- c. Rancho Cordova and its surrounding region contain many pockets of "hot" or corrosive soils. Galvanic corrosion is self-generating and occurs on the surface of a metal exposed to an electrolyte (such as moist, salt-laden soil). The action is similar to that which occurs in a wet, or dry, cell battery. Differences in electrical potential between locations on the surface of the metal (pipe) in contact with such soil may occur for a variety of reasons, including the joining of different metals (iron and copper or brass for example). This can be due to the characteristics of the soil in contact with the pipe surface, e.g., pH, soluble salt, oxygen and moisture content, soil resistivity, temperature and presence of certain bacteria. Any one or a combination of these factors may cause a small amount of electrical current to flow through the soil between areas on the pipe or metal surface. Where this current discharges into the soil from such an area, metal is removed from the pipe surface and corrosion occurs. Premature failure of buried metallic pipe due to galvanic action has been experienced in the Rancho Cordova area for decades.

- d. The City of Rancho Cordova is situated in Seismic Category D as defined by the International Code Council. This area contains a higher risk of seismic activity than most areas in the country. Catastrophic earthquakes account for 60% of worldwide casualties associated with natural disasters. Economic damage from earthquakes is increasing, even in technologically advanced countries, as shown by the 1989 Loma Prieta, CA, (\$ 6 billion), 1994 Northridge, CA, (\$ 25 billion), and 1995 Kobe, Japan, (> \$ 100 billion) earthquakes. Additionally, a high degree of hazard to occupants has been found to occur from unsupported fixtures, appliances and appurtenances in ceilings. These fixtures, though small in size, have been found to create a significant hazard to occupants in the event of seismic activity.
- D. Based upon the local climatic, topographical and geological conditions identified in Section C, the specific amendments identified in Rancho Cordova Ordinances 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 are found to be reasonable and necessary modifications to the requirements established pursuant to Sections 17958.5 and 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence failures, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.
- E. California Health and Safety Code Section 17958.7 requires that building standards modifications or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table identifies the sections of the California Building, Residential, Plumbing, Electrical and Fire Codes, that have been amended by the City and the corresponding local climatic, geological and topographical conditions, as identified in Section C, that have necessitated the modification of the state's building standards.

<b>California Building Code Section:</b>	<b>Local Condition</b>
1910.1	1g,3b
<b>California Residential Code Section:</b>	
R506.2.3	1g,3b
<b>California Plumbing Code Section:</b>	
313.4	3b,3c
<b>California Electrical Code Section:</b>	
210.25(A)1	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
225.22 (A) and (B)	1a, 1c, 1d, 1e, 2f, 3a, 3d
230.28(A)and (B)	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
230.70(D)	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
230.71	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
625.1(A)	2e,3e
<b>California Fire Code Section:</b>	
315.3.3	1a, 1b, 1c, 1d, 1e, 2a, 2b, 2c, 2d, 2f, 3d
401.3.1.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
503.1.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
503.6.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
505.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
507.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2e, 2f
507.5.5.1	1c, 2a, 2b, 2f

California Fire Code Section:	
901.7.1.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2d, 2c, 2f, 3d
903.1.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.2.18.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.3.7.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.4.4	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.4.5	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.6.3	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.3	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.4	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.5	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.6	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
2703.10.3.7	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
3308	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
B105.2	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
C104	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
Table C105.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
C106	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
C107	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
Chapter 47	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f

**BE IT FURTHER RESOLVED** that a copy of this Resolution and Rancho Cordova Ordinances 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7, and that a copy of this Resolution and Rancho Cordova Ordinances 31-2013 through 40-2013 shall also be filed with the California State Fire Marshal's Office and the Department of Housing and Community Development.


**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 4<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk



**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 31-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.02, "UNIFORM  
ADMINISTRATIVE CODE," WHICH ADOPTS BY REFERENCE PORTIONS OF  
CHAPTER 1 – DIVISION II OF THE 2013 CALIFORNIA BUILDING CODE AND  
CHAPTER 1 – DIVISION II 2013 CALIFORNIA RESIDENTIAL CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.02, "Uniform Administrative Code," is hereby amended to read as follows:

**Chapter 16.02  
UNIFORM ADMINISTRATIVE CODE**

**Sections:**

<u>16.02.010</u>	Title.
<u>16.02.020</u>	Purpose.
<u>16.02.030</u>	Adoption of the Administrative Code.
<u>16.02.040</u>	Scope.
<u>16.02.050</u>	Definitions.
<u>16.02.060</u>	Amendments to the 2013 California Building Code and the 2013 California Residential Code.

**16.02.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Administrative Code.

**16.02.020 Purpose.**

The purpose of the Rancho Cordova Administrative Code is to provide for the uniform administration and enforcement of the technical codes adopted by this jurisdiction.

The purpose of the Rancho Cordova Administrative Code and the technical codes is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Rancho Cordova Administrative Code.

**16.02.030 Adoption of the Administrative Code.**

Sections 101 through 116 of Chapter 1 of the 2013 Edition of the California Building Code, Part 2, and Sections R101 through R114, of the 2013 Edition of the California Residential Code, Part 2.5, Title 24, of the California Code of Regulations, are hereby adopted and incorporated by reference herein.

**16.02.040 Scope.**

The provisions of the Rancho Cordova Administrative Code shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate the site preparation and construction, alteration, moving, demolition, repair, use, and occupancy of buildings and structures including but not limited to docks, harbors, wharves, marinas, boathouses, signs, and building service equipment within this jurisdiction.

#### **16.02.050 Definitions.**

For the purposes of this chapter, the following definitions shall apply:

**"California Building Code"** means the current (2013) version of the California Code of Regulations Title 24, Part 2. The terms "California Building Code", "Building Code", and "CBC" are to be considered synonymous.

**"California Residential Code"** means the current (2013) version of the California Code of Regulations Title 24, Part 2.5. The terms "California Residential Code", "Residential Code", "Residential Building Code" and "CRC" are to be considered synonymous.

**"Building Official"** means the officer or other designated authority charged with the administration and enforcement of the Rancho Cordova Administrative Code and the technical codes. The terms "Chief of the Building and Safety Division," "Building and Safety Division," "Administrative Authority," and "City" are to be considered synonymous respectively with the terms "Building Official," "Chief Building Official" and "Building Division" as they appear in the Rancho Cordova Administrative Code or the Technical Codes.

**"Building Service Equipment"** refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, and fire fighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

**"Technical Codes"** refers to the following chapters of the Rancho Cordova Municipal Code (RCMC) containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures and building service equipment in this jurisdiction:

1. Chapter 16.03 RCMC, Safety Assessment Placards
2. Chapter 16.04 RCMC, Building Code;
3. Chapter 16.06 RCMC, Residential Code;
4. Chapter 16.24 RCMC, Plumbing Code;
5. Chapter 16.26 RCMC, Energy Code;
6. Chapter 16.28 RCMC, Electrical Code;
7. Chapter 16.32 RCMC, Mechanical Code;
8. Chapter 16.36 RCMC, Swimming Pools;
9. Chapter 16.38 RCMC, Green Building Code; and
10. Chapter 17.04 RCMC, Fire Code.

#### **16.02.060 Amendments to the 2010 California Building Code and the 2010 California Residential Code.**

Amended sections are referenced by the CBC code section and the CRC code section that is affected; example: "Section 105.2 / R105.2" references the CBC code section first, than the CRC code section.

A. Section 105.2 / R105.2, "Work exempt from permit" is amended to read as follows:

**105.2 / R105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**105.2 (A) / R105.2 (A) Building Permits.** A building permit shall not be required for:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area of such structures with walls does not exceed 120 square feet, with a maximum 12 inch overhang or eave, and structures with four open sides do not exceed 120 square feet in roof area. All structures must meet set-back requirements as determined by the City Planning Department.
2. Fences not over 6 feet high.
3. Oil derricks.
4. Retaining walls that:
  - a. Are constructed of reinforced concrete or reinforced masonry and do not retain more than 36 inches of earth.
  - b. Are constructed of pre-cast block retaining wall systems installed per the manufacturer's installation instructions and do not retain more than 36 inches of earth.
  - c. Are constructed of decay resistant or treated wood and do not retain more than 24 inches of earth.
  - d. Are covered under improvement plans prescribed in Chapter 12.03 of the Rancho Cordova code.
  - e. Do not impound class I, II or IIIA liquids.
  - f. Do not support surcharge loads.
5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below, and not part of an accessible route (Non-residential only).
7. Sidewalks, and driveways (Residential only)
8. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4 (Residential only)

9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.
11. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground. Electrical pumps and decking not conforming to number "8" of this section are not exempt.
12. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
13. Swings and other playground equipment accessory to detached one and two-family dwellings. (Residential only)
14. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies. (Residential only)
15. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

**105.2 (B) / R105.2 (B) Electrical Permits.** An Electrical permit shall not be required for:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Rancho Cordova Electrical Code.
2. Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type of rating in the same location within Group R, Division 3 Occupancies. (Residential only)
3. Listed cord-and-plug connected temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, conductor, or control device.
5. Reinstallation of attachment receptacles but not the outlets therefore.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. The wiring for temporary theater, motion picture, or television stage sets.
9. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
10. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

11. Low-energy power, control, and signal circuits of Classes I and II as defined in the Rancho Cordova Electrical Code.
12. A permit shall not be required for the installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

**105.2 (C) / R105.2 (C) Mechanical Permits.**

See the 2013 California Mechanical Code Chapter 1, Division II, Part III, Section 112.2 for exempt work.

**105.2 (D) / R105.2 (D) Plumbing Permits.**

See the 2013 California Plumbing Code Chapter 1, Division II, Section 103.1.2 for exempt work.

**105.2 (E) / R105.2 (E) Sign permits.** A sign permit shall not be required for the following:

1. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electrical signs shall not be included in this exemption.
2. Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made.
3. Temporary signs:
  - a. Real estate signs allowed per the Zoning Code of Rancho Cordova.
  - b. Temporary construction signs, signs identifying architects, landscape architects, engineers, contractors, or builders provided the signs are located on the construction site and the signs do not exceed 4 square feet in area.
  - c. Political, religious, and civic campaign signs.
  - d. Promotional signs.
4. Signs identified by the Rancho Cordova Zoning Code as being exempt from the provisions of the Rancho Cordova Zoning Code.

- B. Section 105.2.2.1 / R105.2.2.1, "Limits on repair for R-3 and U occupancies", is added to read as follows:

**105.2.2.1 / R105.2.2.1 Limits on repair for R-3 and U occupancies.** When the scope of work for R-3 and U Occupancies involves the removal or replacement of 50 percent or greater of the linear length of the walls of the building (exterior plus interior) within a one-year period, the project shall be considered new construction; and the entire building shall comply with all current codes.

- C. Section 105.3.2 / R105.3.2, "Time limitation of application," is amended to read as follows:

**105.3.2 / R105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned based on the time frames shown in Table 105, calculated after the date of filing, unless such application has been pursued in good faith or a permit has been issued. The Building Official may extend the time for action for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

Any application not issued prior to the effective date of any new law, statute, provision, ordinance, or any revision or update to the same, that directly or indirectly applies to code regulation and enforcement, will be deemed void, and a new application shall be made, and new fees shall be calculated and collected at the rates currently in effect at the time of the new application.

- D. Section 105.4.1 / R105.4.1, "Certificate of Construction," is added to read as follows:

**105.4.1 / R105.4.1 Certificate of Construction.** The Building Official may issue a Certificate of Construction for projects where a building permit is not appropriate. Typical examples of such projects are structures constructed for Rancho Cordova where a building permit would not be issued but a plan review would be performed or a project not under Rancho Cordova's jurisdiction but where inspection is to be conducted by the City on a contract.

- E. Section 105.4.2 / R105.4.2, "Certificate of Release," is added to read as follows:

**105.4.2 / R105.4.2 Certificate of Release.** Prior to issuance of a permit, a Certificate of Release shall be obtained from the fire protection district for the following:

1. Any new dwelling when there is no public water supply source with a distribution system conforming to City standards.
2. Any new dwelling, covered porch/patio, and attached garage 3,600 square feet or greater.
3. Any new dwelling with a private access road.
4. Where the furthest point of the habitable structure is more than 150 feet from the public road.
5. All commercial projects and multi-family dwellings.

- F. Section 105.5 / R105.5, "Expiration," is amended to read as follows:

**105.5 / R105.5 Permit Expiration.** Every permit issued by the Building Official under the provisions of the Technical Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within the prescribed time frame, as determined in Table 105.

Before such work can be recommenced, the permit shall be renewed. The minimum fee for renewal will be based on a one hour of inspection time, plus ½ hour of administrative work time, multiplied by the current labor rate for the appropriate position. The maximum renewal fee will not exceed the full permit fee cost, provided no changes have been made or will be made in the

original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded the prescribed expiration date, as determined in Table 105.

All permits will become null and void ("closed") 180 days after the prescribed expiration date as described in Table 105. No permit deemed "closed" may be renewed. A full fee, based on rates currently in effect, will be due to re-open a "closed" permit.

Permits deemed to have been expired or "closed" shall be subject to all permit related fee increases, new fees and code requirements currently in effect at the time of permit renewal as applicable, subject to the discretion of the Building Official.

The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

**TABLE 105**

<b>Permit Description (and Type)</b>	<b>Expiration Point for Plan Approval and Issuance of Permit</b>
New Commercial Building (C-BLDG)	180 days from plan approval; 720 days from issuance of permit
Commercial Alteration, Tenant Improvement, Remodel (C-BLDG)	180 days from plan approval; 360 days from issuance of permit
Commercial Accessory Structure (C-OTHER)	180 days from plan approval; 360 days from issuance of permit
Commercial Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Sign Permit (C-SIGN)	180 days from plan approval; 360 days from issuance of permit
Commercial Pool (POOL)	180 days from plan approval; 360 days from issuance of permit
New Residential Custom Homes (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
New Residential Production Homes (P-BLDG)	180 days from plan approval; 720 days from issuance of permit; Model Homes do not expire as long as they are being used as models.

Residential Alteration, Remodel (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
Residential Accessory Structures (R-OTHER)	180 days from plan approval; 360 days from issuance of permit
Residential Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Pool and/or Spa (POOL)	180 days from plan approval; 360 days from issuance of permit
Master Plan Review (MASTERPLAN) – REVIEW ONLY	720 days from plan approval; extension of 360 days with written request

G. Section 105.7 / R105.7, "Placement of Permit," is amended to read as follows:

**105.7 / R105.7 Placement of permit.** Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted the building permit in a highly visible location on the job site so as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work. The permit application, or a copy, and all correction notices must be kept with the building permit. This permit shall be maintained available by the permit holder until completion of the work and final approval has been granted by the Building Official.

H. Section 109.2 / R108.2, "Schedule of permit fees," is amended to read as follows:

**109.2 / R108.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as prescribed by resolution of the City of Rancho Cordova.

When submittal documents are required by Section 107 or Section R106, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be prescribed by ordinance or resolution of the City of Rancho Cordova.

The plan review fees specified in this Section are separate fees from the permit fees specified in this Section and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section 107.4 or R106.4, an additional plan review fee shall be charged as prescribed by ordinance or resolution of the City of Rancho Cordova.

I. Section R108.3, "Building permit valuations," is amended to read as follows:



**R108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as structures, electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

J. Section R106.3.4, "Deferred Submittals," is added to read as follows:

**R106.3.4 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

K. Section 109.6 / R108.5, "Refunds," is amended to read as follows:

**109.6 / R108.5 Refunds.** The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 40 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

Where no plan review fee was required, the Building Official may authorize the refunding of not more than 80 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

L. Section 109.7 / R108.7, "Re-inspection fee," is added to read as follows:

**109.7 / R108.7 Re-inspection fee.** A re-inspection fee may be assessed for any of the following reasons:

1. When such portion of work for which inspection is called is not completely ready or when previous corrections called for are not made.

2. When the job address is not clearly posted and visible from the street or the front of the building.
3. When there is a lack of access to the work to be inspected.
4. When the building permit is not posted on the job site.
5. When the approved plans are not readily available to the inspector.
6. When the building permit, or a copy, and any previous correction notice(s) are not readily available.
7. For deviating from plans requiring the approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is completely ready for such inspection.

To obtain a re-inspection, the applicant shall pay any re-inspection fee as prescribed by ordinance or resolution of the City of Rancho Cordova.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

M. Section 111.1 / R110.1, "Use and occupancy," is amended to read as follows:

**111.1 / R110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of this code or other ordinances of the City of Rancho Cordova.

Exception: Certificates of Occupancy are not required for R-3 occupancies.

N. Section 112.1 / R111.1 "Connection of service utilities" is amended to read as follows:

**112.1 / R111.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel, or power to any building service equipment that is regulated by the Technical Codes and for which a permit is required by this Code until approved by the Building Official.

O. Section 112.2 / R111.2 "Temporary connections" is amended to read as follows:

**112.2 / R111.2 Temporary connections.** The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel, or power for the purpose of testing building service equipment or for use under a temporary Certificate of Occupancy.

P. Section 112.3 / R111.3 "Authority to disconnect service utilities" is amended to read as follows:

**112.3 / R111.3 Authority to disconnect service utilities.** The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure, or building service equipment therein regulated by this Code or the Technical

Codes when the building owner or occupant knowingly fails to comply with a notice or order, or in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall, whenever possible, notify the serving utility, and the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building, structure, or building service equipment, in writing, of such disconnection immediately thereafter.

Q. Section 112.4 / R111.4 "Authority to condemn building service equipment" is added to read as follows:

**112.4 / R111.4 Authority to condemn building service equipment.** Whenever the Building Official ascertains that any building service equipment regulated in the Technical Codes has become hazardous to life, health, or property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the Technical Codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct, or abate the violation.

## **SECTION 113 / R112 BOARD OF APPEALS**

R. Section 113.3.1 / R112.3.1, "Membership," is added to read as follows:

**113.3.1 / R112.3.1 Membership.** The board shall consist of at least five and no more than seven members with a quorum being four members. The members of the board shall be appointed by the City Council.

Membership in the board shall be from individuals representing any of the following disciplines:

1. General contractor specializing in residential construction.
2. General contractor specializing in commercial construction.
3. Electrical contractor.
4. Mechanical contractor.
5. Plumbing contractor.
6. Electrical engineer.
7. Mechanical engineer.

8. Civil or structural engineer.
9. Architect.
10. Fire service representative.
11. Attorney.
12. Utility representative.
13. Public members-at-large.

No two members shall be of the same discipline listed above.

The board shall annually select a chairperson from its appointed members. The Building Official shall be an ex officio member and shall act as the secretary of the board of appeals.

S. Section 113.3.2 / R112.3.2, "Terms," is added to read as follows:

**113.3.2 / R112.3.2 Terms.** Terms for members other than ex officio or advisory of the board of appeals shall be for two years. Terms shall expire in alternate years. At initial formation, terms may be set for one or three years by the Building Official to create a staggering of terms expirations.

T. Section 113.3.3 / R112.3.3, "Vacancies," is added to read as follows:

**113.3.3 / R112.3.3 Vacancies.** Vacancies shall be filled by appointment for the unexpired portion of the term.

U. Section 113.3.4 / R112.3.4, "Attendance," is added to read as follows:

**113.3.4 / R112.3.4 Attendance.** Any appointee member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the city council any appointee member who has failed to attend three consecutive meetings without such notification.

V. Section 113.3.5 / R112.3.5, "Secretary," is added to read as follows:

**113.3.5 / R112.3.5 Secretary.** The secretary shall have no vote except in the case of a tie vote.

W. Section 113.3.6 / R112.3.6, "Meetings," is added to read as follows:

**113.3.6 / R112.3.6 Meetings.** The board of appeals shall hold monthly meetings as needed.

X. Section 113.3.7 / R112.3.7, "Rules and Regulations," is added to read as follows:

**113.3.7 / R112.3.7 Rules and Regulations.** The board of appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a copy to the applicant, and may recommend to the City Council such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

Y. Section 113.3.8 / R112.3.8, "Granting Modifications," is added to read as follows:

**113.3.8 / R112.3.8 Granting Modifications.** Whenever there are practical difficulties involved with carrying out the provisions of the Building, Electrical, Mechanical, Plumbing, and/or Swimming Pool codes of the City of Rancho Cordova, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the code(s) impractical and that the modification is in conformity with the intent and purpose of the code(s) and that such modification does not reduce any fire protection requirements or any degree of structural integrity.

Z. Section 114.4 / R113.4, "Violation penalties," is amended to read as follows:

**114.4 / R113.4 Violation Fee.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

A violation fee is separate and independent from other fees, shall be collected whether or not a permit is then or subsequently issued, provided, however, that this provision shall not apply to emergency work when it is proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and, if there is an unreasonable delay in obtaining such permit, the violation fee as herein provided shall be charged.

The violation fee shall be based on cost recovery time of division staff time to complete the necessary permit(s).

The minimum violation fee will be based on one hour of inspection time, plus ½ hour of administrative work time, multiplied by the current labor rate for the appropriate position, plus the Total Permit Fee of any permits necessary to mitigate the violation.

The maximum violation fee will not exceed the amount equal to the Total Permit Fee, plus the Total Permit Fee of any permits necessary to mitigate the violation. The payment of such violation fee shall not exempt any person from compliance with other provisions of this Code, the Technical Codes, or from any penalty prescribed by law.

Any person who violates the provisions of this code may also become subject to an Administrative Citation as described in RCMC Chapter 16.18.205(F).

AA. Section 114.3.1 / R113.3.1, "Connection after order to disconnect," is added to read as follows:

**114.3.1 / R113.3.1 Connection after order to disconnect.** No person shall make connections from any energy, fuel, or power supply nor supply energy or fuel to any building service utilities or equipment that has been disconnected or ordered to be disconnected by the Building Official

or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service utilities or equipment for hookup by the service agency if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

## **Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

## **Section 3. Effective Date and Publication**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 32-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.04, "BUILDING CODE,"  
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA BUILDING CODE, AND BY  
REFERENCE THE 2012 INTERNATIONAL BUILDING CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.04, "Building Code," is hereby amended to read as follows:

**Chapter 16.04  
BUILDING CODE**

**Sections:**

- 16.04.010 Title.
- 16.04.020 Purpose.
- 16.04.030 Adoption of Building Codes.
- 16.04.040 Amendment of Adopted Codes.

*Code reviser's note: For the statutory provisions adopting certain uniform codes for all buildings used for human habitation, see Section 17922 of the Health and Safety Code.*

**16.04.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Building Code. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.04.020 Purpose.**

The purpose of the Rancho Cordova Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.04.030 Adoption of building codes.**

The 2013 California Building Code, Part 2, Title 24 of the California Code of Regulations (hereinafter referred to as the "CBC"), a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Building Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IBC"), Appendix C (Agricultural Buildings) and Appendix K (Patio Covers) of the CBC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections 101 through 116 of Chapter 1 of the CBC, which are adopted pursuant to Chapter 16.02 RCMC.

Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IBC and the appendix. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.04.040 Amendment of adopted codes.**

Notwithstanding the provisions of RCMC 16.04.030, the State Code, the IBC and appendix are amended as follows:

A. Section 1907.1, "General," is amended to read as follows:

1907.1 General. The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m<sup>2</sup>) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.  
[Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or



application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3.** Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 33-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING CHAPTER 16.06, "RESIDENTIAL CODE" TO THE RANCHO CORDOVA MUNICIPAL CODE WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA RESIDENTIAL CODE, AND BY REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.06, "Residential Code," is hereby amended to read as follows:

**Chapter 16.06  
RESIDENTIAL CODE**

**Sections:**

- 16.06.010 Title.
- 16.06.020 Purpose.
- 16.06.030 Adoption of building codes.
- 16.06.040 Amendment of adopted codes.

**16.06.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Residential Code. [Ord. 29-2010 § 1].

**16.06.020 Purpose.**

The purpose of the Rancho Cordova Residential Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein. [Ord. 29-2010 § 1].

**16.06.030 Adoption of building codes.**

The 2013 California Residential Code, Part 2.5, (hereinafter referred to as the "CRC") Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Residential Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IRC"), Appendix H (Patio Covers) of the CRC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections R102 through R114 of the CRC, which are adopted pursuant to Chapter 16.02 RCMC. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IRC and the appendix. [Ord. 29-2010 § 1].

**16.06.040 Amendment of adopted codes.**

Notwithstanding the provisions of RCMC 16.06.030, the State Code, the IRC and appendix are amended as follows:

A. Section R506.2.3, "Vapor retarder," is amended to read as follows:

R506.2.3 Vapor retarder. Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached garages, utility buildings or other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m<sup>2</sup>) and carports.
3. For driveways, walks, patios and other flatwork not likely to be enclosed at a later date.
4. Where approved by the building official, based on local site conditions.  
[Ord. 29-2010 § 1].

**Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3. Effective Date and Publication**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.


**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 34-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.24, "PLUMBING  
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA PLUMBING CODE,  
AND BY REFERENCE THE 2012 UNIFORM PLUMBING CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.24, "Plumbing Code," is hereby amended to read as follows:

**Chapter 16.24  
PLUMBING CODE**

**Sections:**

- 16.24.010 Title.
- 16.24.020 Purpose.
- 16.24.030 Adoption of plumbing codes.
- 16.24.040 Amendment of adopted codes.

**16.24.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Plumbing Code. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.24.020 Purpose.**

The purpose of the Rancho Cordova Plumbing Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.24.030 Adoption of plumbing codes.**

The 2013 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code") and any rules and regulations promulgated pursuant thereto, including the Uniform Plumbing Code, 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UPC"), and Appendix Chapters A, B, D, I and K H (hereinafter referred to as the "appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all plumbing systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UPC and the appendix. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.24.040 Amendment of adopted codes.**

Notwithstanding the provisions of RCMC 16.24.030, the State Code, the UPC and Appendix D are amended as follows:

A. 103.9, "Private Sewage Disposal Systems," is added to read as follows:

**103.9 Private Sewage Disposal Systems.** The installation of private sewage disposal systems is under the jurisdiction of the Environmental Health Division of the Sacramento County Environmental Management Department.

B. Section 313.4 is amended to read as follows:

**313.4** Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be provided with cathodic protection installed according to Table 3-2 of this Section and the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than 3 feet below grade and below the bottom of the pipe to be protected. They shall be not less than 4 feet horizontally from any buried metallic pipe. Before back filling, the anode shall be flooded with a minimum of 5 gallons of water.

When connected to the pipe being protected, less than 6 inches above grade, the anode shall be connected with a thermite weld. Connections 6 inches or more above grade may be made by the use of a listed mechanical clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full-way shutoff valve.
3. Gas supply piping shall be isolated adjacent to each foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
4. Approved isolation fittings shall be located a minimum of 6 inches above grade, except that fitting at the water tap.
5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of 12 inches from the protected pipe, and piping installed diagonally above the pipe requiring cathodic protection shall be separated vertically a minimum of 6 inches. All separations shall be maintained with clean earth in accordance with Section 315.0.

C. Table 312 is added to read as follows:

Table 312

ANODE SELECTION CHART

Allowable length of coated and wrapped buried ferrous gas or water pipe for each size anode						
	Pipe Size					
Anode Size	1/2"	3/4" & 1"	1 1/4" & 1 1/2"	2"	3"	4"
1 lb. anode	50'	---	---	---	---	---
3 lb. anode	150'	100'	50'	50'	---	---
9 lb. anode	500'	200'	200'	150'	100'	100'
17 lb. anode	---	500'	350'	300'	250'	150'
32 lb. anode	---	---	500'	500'	450'	350'

D. Section 713.4 is amended to read as follows:

713.4 The public sewer shall be permitted to be considered as not being available when such public sewer or any building or exterior drainage facility connected thereto is located more than two hundred (200) feet (61 m) from the property line.

E. Section D1, "Roof Drainage," of Appendix D, is amended to read as follows:

D1.0 Roof Drainage. Roof drains, leaders and rainwater piping shall be designed to carry away rainfall at the rate of at least 3 inches of rainfall per hour. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

## **Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

## **Section 3. Effective Date and Publication**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, City Clerk



**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 35-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING  
CHAPTER 16.26, "ENERGY CODE" TO THE RANCHO CORDOVA MUNICIPAL CODE  
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA ENERGY CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.26, "Energy Code," is hereby amended to read as follows:

**Chapter 16.26  
ENERGY CODE**

Sections:

- 16.26.010 Title.
- 16.26.020 Purpose.
- 16.26.030 Adoption of energy codes.

**16.26.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Energy Code. [Ord. 30-2010 § 1].

**16.26.020 Purpose.**

The purpose of the Rancho Cordova energy code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction. [Ord. 30-2010 § 1].

**16.26.030 Adoption of energy codes.**

The 2013 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the International Code Council, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto. [Ord. 30-2010 § 1].

**Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City

Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3.** Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 36-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.28, "ELECTRICAL  
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA ELECTRICAL CODE,  
AND BY REFERENCE THE 2011 NATIONAL ELECTRICAL CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.28, "Electrical Code," is hereby amended to read as follows:

**Chapter 16.28  
ELECTRICAL CODE**

**Sections:**

- 16.28.010 Title.
- 16.28.020 Purpose.
- 16.28.030 Adoption of electrical codes.
- 16.28.040 Amendment of adopted codes.

**16.28.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Electrical Code. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.28.020 Purpose.**

The purpose of the Rancho Cordova Electrical Code is to provide minimum electrical system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.28.030 Adoption of electrical codes.**

The 2013 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the National Electrical Code, 2011 Edition (excluding Annex G), as published by the National Fire Protection Association, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "NEC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the NEC. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.28.040 Amendment of adopted codes.**

Notwithstanding the provisions of RCMC 16.28.030, the State Code and the NEC are amended as follows:

A. Article 210.25(A)1 is added to read as follows:

210.25(A)1 Branch Circuits Serving Common Use Areas. All circuits serving common use areas and public use areas shall be served from house service equipment. Where buildings are multimetered, a separate meter for house equipment shall be required.

B. Article 225.22(A) and (B) are added as follows:

225.22(A) Fences. Electrical equipment and conduit shall not be installed on any fence.

Exception: Conduit and equipment shall be permitted on metallic and masonry fences when installed with a continuous support system.

225.22(B) Roofs. Raceways installed on or across roofs shall clear the roof a minimum of 1 1/2" and be supported every 4' or less.

C. Article 230.28(A) and (B) are added to read as follows:

230.28(A) Service Entrance or Load Centers located in walls or partitions. When overhead service entrance conductors are installed in walls or partitions, they shall be enclosed in rigid metal or intermediate metal conduit of 1 1/2 inch minimum trade size.

230.28(B) Service Entrance method of attachment. No new or replacement overhead service drop shall be attached to the structure. The service mast shall be used as the support and shall be of 1 1/2" rigid metal or intermediate metal conduit.

D. Article 230.70(D) is added to read as follows:

230.70(D) Ten Foot Limit for Service Raceway. Service entrance conductors shall not extend inside any building for more than ten feet to reach the disconnect or overcurrent protection device except when under a concrete floor.

E. Article 230.71 is amended to read as follows:

230.71 Service Switches. A single main disconnecting means shall be provided for each set of service entrance conductors. The service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of building or structure or inside nearest the point of entrance of the service conductors.

Exceptions:

1. A main disconnecting means shall not be required on Group R occupancies with not more than six dwelling units.
2. For fire pumps where a separate service is required.
3. For Emergency Electrical systems where a separate service is required.
4. Up to six switches or circuit breakers may be permitted provided not more than one is rated less than 2,000 amperes, 600 volts, and all switches or circuit breakers are installed in a common enclosure or group of enclosures.
5. Up to six switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

F. Article 300.5(L) is added to read as follows:

300.5(L) Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches below grade.

G. Article 600.1(A) and (B) are added to read as follows:

600.1(A) Electric Sign Installation. Electric signs shall be installed in accordance with the provisions of this Code pertaining to the installation of electric signs. The trademark, maker's name, approximate weight, voltage, amperage, Underwriters' label, and permit reference number, shall be permanently and conspicuously marked on the exterior of all electric signs.

600.1(B) Permit Required. An electrical permit shall be required for any of the following:

- A new electric sign installation with new branch wiring.
- A new electrical sign installation with existing branch wiring.
- An electric sign repair and reinstallation.

H. Article 625.1(A) is added as follows:

625.1(A) Charging Circuit required for R.3 Occupancies. Every new group R.3 occupancy building shall provide for a future electric vehicle charging circuit by providing a 3/4 inch raceway or a 3 wire with ground NM or NMC cable rated at a minimum 40 ampere from the service panel to a 2 gang box located in the garage. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

## **Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3.** Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 37-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.32, "MECHANICAL  
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA MECHANICAL CODE,  
AND BY REFERENCE THE 2012 UNIFORM MECHANICAL CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.32, "Mechanical Code," is hereby amended to read as follows:

**Chapter 16.32  
MECHANICAL CODE**

**Sections:**

- 16.32.010 Title.
- 16.32.020 Purpose.
- 16.32.030 Adoption of mechanical codes.

**16.32.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Mechanical Code. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.32.020 Purpose.**

The purpose of the Rancho Cordova Mechanical Code is to provide minimum system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.32.030 Adoption of mechanical codes.**

The 2013 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the Uniform Mechanical Code, 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UMC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all mechanical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UMC and the appendix. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**Section 2.** Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3.** Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

**ATTEST:**

  
Mindy Cuppy, ~~CMC~~, City Clerk

  
Linda Budge, Mayor



**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 38-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.36, "SWIMMING  
POOLS," WHICH ADOPTS BY REFERENCE THE 2012 UNIFORM SWIMMING POOL, SPA  
& HOT TUB CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.36, "Swimming Pools," is hereby amended to read as follows:

**Chapter 16.36  
SWIMMING POOLS**

Sections:

**Article I. Barriers for Swimming Pools, Spas and Hot Tubs**

- 16.36.110 General.
- 16.36.120 Definitions.
- 16.36.130 Requirements.
- 16.36.140 Request for approval.
- 16.36.150 Applicability.

**Article II. Title, Scope and General**

- 16.36.210 Swimming Pool, Spa and Hot Tub Code adopted.
- 16.36.220 Short title.
- 16.36.230 Purpose.
- 16.36.240 Scope.
- 16.36.250 Exceptions to swimming pool locations.

**Article III. Amendments to the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition**

- 16.36.310 Chapter 3 retitled.
- 16.36.320 Section 311.1 amended.

**Article I. Barriers for Swimming Pools, Spas and Hot Tubs**

**16.36.110 General.**

The provisions of this article apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 occupancies.

[Ord. 27-2010 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992; SCC 474 § 11, 1981; SCC 255 § 7, 1976].

**16.36.120 Definitions.**

For the purposes of this article, certain terms, words, and phrases are defined as follows:

"Above-Ground/On-Ground Pools: See definition of "swimming pool."

"Approved child safety device" means a swimming pool safety device that has been tested and listed by UL or any other independent testing agency that has been recognized and accepted by the Chief Building Official specifically for use as a swimming pool safety device, such as a tested and listed door alarm system or a tested and listed swimming pool cover.

"Barrier" means a fence, wall, building wall, or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

"Grade" means the underlying surface such as earth or a walking surface.

"Separation fence" means a barrier which separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

"Swimming pool" means any structure, whether outdoor, or contained within a residential structure ("indoor"), intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground, and on-ground swimming pools; hot tubs; portable and non-portable spas; and fixed-in-place wading pools.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992].

#### **16.36.130 Requirements.**

**A. Outdoor Swimming Pool.** An outdoor swimming pool shall be provided with a barrier that, once installed, shall be inspected and approved by the building official prior to filling the swimming pool with water. The barrier shall comply with each of the following:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches apart between the tops of the horizontal members, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which renders the barrier easily climbable, is prohibited.
2. Openings in the barrier shall not allow passage of a one-and-three-quarter-inch or greater diameter sphere.

*Exceptions:*

- a. *When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a four-inch or greater diameter sphere is not allowed.*

*b. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased to a maximum four inches when the distance between the tops of the horizontal members is 45 inches or more.*

3. Chain-link fences used as the barrier shall not be less than 11 gauge.
4. Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
5. Access gates shall comply with the requirements of subsections (A)(1) through (A)(4) of this section. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the latching device is located less than 54 inches from grade, (a) the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate, and (b) the gate and barrier shall have no opening greater than one-half inch within 18 inches of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when the pool is not in use.
6. Where a wall of a Group R, Division 3 occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of subsections (A)(1) through (A)(5) of this section shall be provided.

*Exception: An approved child safety device, as defined in RCMC 16.36.120, subject to a prior written determination by the building official that the degree of protection to small children afforded by such an approved device is equal to that provided by a separation fence meeting the requirements of subsections (A)(1) through (A)(6) of this section.*

7. Where an aboveground pool structure is used as a barrier, or where the barrier is mounted on the top of the pool structure and the means of access is a ladder or steps, then either (a) the ladder or steps shall be capable of being secured, locked, or removed to prevent access, or (b) the ladder or steps shall be surrounded by a barrier that meets the requirements of subsections (A)(1) through (A)(6) of this section. When the ladder or steps are secured, locked, or removed, any opening created shall be protected by a barrier complying with subsections (A)(1) through (A)(6) of this section.

**B. Indoor Swimming Pool.** For an indoor swimming pool, protection shall comply with the requirements of subsection (A)(6) of this section.

**C. Spas and Hot Tubs.** A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of subsection (A) of this section.

[Ord. 27-2010 § 1; Ord. 34-2007 § 1; Ord. 20-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.140 Request for approval.**

Any person desiring the approval of a swimming pool child safety device other than the type or kind mentioned in RCMC 16.36.130 shall file a written request for such approval with the Chief Building Official describing the type of child safety device. If, in the opinion of the Chief Building Official, the child safety device will afford equal protection to small children, the Chief shall approve the same in writing. The Chief shall establish specific compliance criteria for any such child safety device, which shall be installed and inspected for compliance therewith prior to filling the swimming pool with water.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992; SCC 474 § 14, 1981; SCC 255 § 10, 1976].

**16.36.150 Applicability.**

This article is intended to, and does hereby, apply to swimming pools for Group R, Division 3 occupancies. Any public swimming pool shall meet the barrier requirements contained in Title 24, Part 2, Section 9024 of the California Code of Regulations.

[Ord. 27-2010 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 §, 1995; SCC 0875 § 2, 1992; SCC 474 § 15, 1981; SCC 255 § 11, 1976].

**Article II. Title, Scope and General****16.36.210 Swimming Pool, Spa and Hot Tub Code adopted.**

The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, and the standards cited thereof, hereafter collectively known as the "USPC," as published by the International Association of Plumbing and Mechanical Officials, is adopted as the swimming pool code for the city of Rancho Cordova, with such revisions, exceptions, deletions, and additions approved by the city council hereinafter set forth in this chapter as exceptions to the USPC. Chapter 1 of the USPC is not adopted as part of the Rancho Cordova Swimming Pool Code. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, electrification and maintenance of swimming pools and barriers within the city shall be in conformance with State Codes and any rules and regulations promulgated pursuant thereto.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.220 Short title.**

The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, including the standards cited in ~~Table 1~~ thereof, and the revisions, exceptions, deletions, and additions provided herein, shall be known and cited as the Rancho Cordova Swimming Pool Code.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.230 Purpose.**

The purpose of the Rancho Cordova Swimming Pool Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.240 Scope.**

The provisions of the Rancho Cordova Swimming Pool Code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any swimming pool, spa, or hot tub plumbing system except as otherwise provided for in the Rancho Cordova Municipal Code or applicable state law.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.250 Exceptions to swimming pool locations.**

The Chief Building Official may authorize the construction of a swimming pool, hot tub, spa, spa pool, or similar pool across a property line or in the rear yard or side yard of an adjacent lot or within the common area of a planned development, provided:

- A. The construction of the swimming pool, spa, spa pool, hot tub, or other pool and the location thereof has been previously approved by the planning department; or the location of the swimming pool, spa, spa pool, hot tub, or other pool is specified on an approved tentative subdivision map.
- B. Easements have been recorded and reserved for the lot which specifically provide for the location and construction of the swimming pool, hot tub, spa, spa pool, or other pool and necessary appurtenances and which allow for the use and maintenance of the swimming pool, spa, spa pool, hot tub, and other pool and appurtenances.
- C. The easements, prior to the recordation thereof, have been approved by the city attorney.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**Article III. Amendments to the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition****16.36.310 Chapter 3 retitled.**

Chapter 3 of the Uniform Swimming Pool, Spa and Hot Tub Code, titled "General Requirements" shall be retitled in the Rancho Cordova Municipal Code to read "General Requirements – Private Pools."

[Ord. 27-2010 § 1; Ord. 34-2007 § 3; Ord. 20-2004 § 3; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**16.36.320****Section 311.1 amended.**

Section 311.1 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

**EXCEPTIONS:**

1. Exposed equipment shall be tested as required by the Authority having Jurisdiction, the manufacturer's instructions, or both.
2. Pool and/or spa solar systems and their related above-ground piping shall be tested under actual operating conditions.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1098 § 1, 1997; SCC 1013 § 3, 1995].

## **Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

## **Section 3. Effective Date and Publication**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

  
Linda Budge, Mayor

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 39-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING  
CHAPTER 16.38, "GREEN BUILDING CODE" TO THE RANCHO CORDOVA MUNICIPAL  
CODE, WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA GREEN BUILDING  
STANDARDS CODE**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

**Section 1.** Title 16, Chapter 16.38, "Green Building Code," is hereby amended to read as follows:

**Chapter 16.38  
GREEN BUILDING CODE**

**Sections:**

- 16.38.010 Title.
- 16.38.020 Purpose.
- 16.38.030 Adoption of green building codes.

**16.38.010 Title.**

This chapter shall be known and cited as the Rancho Cordova Green Building Code. [Ord. 31-2010 § 1].

**16.38.020 Purpose.**

The purpose of the Rancho Cordova Green Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction. [Ord. 31-2010 § 1].

**16.38.030 Adoption of green building codes.**

The mandatory provisions of the 2013 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the California Building Standards Commission, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto. [Ord. 31-2010 § 1].

**Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or

application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3.** Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

\_\_\_\_\_  
Linda Budge, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, CMC, City Clerk



**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. 40-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 17.04, "FIRE CODE"  
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA FIRE CODE, AND BY  
REFERENCE THE 2012 INTERNATIONAL FIRE CODE.**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS  
FOLLOWS:**

**Section 1.** Title 17, "Fire Prevention," is hereby amended to read as follows:

**Title 17  
FIRE PREVENTION**

Chapters:

- 17.04 Fire Code
- 17.12 Weed Control

**Chapter 17.04  
FIRE CODE**

Sections:

- 17.04.010 Adoption of fire codes.
- 17.04.020 Enforcement.
- 17.04.030 Definitions.
- 17.04.040 Modifications.
- 17.04.050 Appeals.
- 17.04.060 New materials, processes or occupancies which may require permits.
- 17.04.070 Penalties.
- 17.04.080 Amendment of adopted code.
- 17.04.090 High explosives.
- 17.04.100 Public safety 800 Mhz radio building amplification system.
- 17.04.110 Flammable and combustible liquids and liquefied petroleum gases.
- 17.04.120 Structural fires.

**17.04.010 Adoption of fire codes.**

The California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Fire Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IFC"), and Appendices B and C (hereinafter referred to as the "appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IFC and the appendix. From the effective date of the ordinance

establishing this chapter, the provisions herein shall be controlling within the limits of the City of Rancho Cordova except that any inconsistent regulations and ordinances relating to building standards contained in the State Code, IFC and the appendix adopted pursuant to applicable law by the Sacramento metropolitan fire district shall be controlling within the city of Rancho Cordova if said regulation or ordinance has been ratified by the city in accordance with Section 13869.7 of the California Health and Safety Code. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.020 Enforcement.**

The chief of the Sacramento metropolitan fire district or his/her designated representatives shall have authority to enforce this chapter and issue citations for violations. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.030 Definitions.**

- A. Whenever the term "fire code" is used in this chapter, it shall mean the State Code and IFC adopted by reference pursuant to RCMC 17.04.010.
- B. Wherever the word "municipality" is used in the fire code, it shall mean the city of Rancho Cordova.
- C. Wherever the words "chief" or "chief of the bureau of fire prevention" are used in this chapter or the fire code, they shall mean the chief of the Sacramento metropolitan fire district or his/her designated representatives. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.040 Modifications.**

The chief may modify any of the provisions of the fire code upon application in writing by the owner or lessee, or his/her duly authorized agent, when the chief determines there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the chief or his/her designated representative thereof shall be entered upon the records of the department and a signed copy shall be furnished by the applicant.

For the purposes of this section, the cost of compliance with the provisions of the fire code shall not constitute a practical difficulty. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.050 Appeals.**

Any person aggrieved by any decision or action of the chief may appeal to the board of directors of the Sacramento metropolitan fire district by filing a written notice of appeal with the clerk of the board of directors within 30 days from the date such decision or action was taken. The applicable rules and regulations regarding the appeals process and procedures for hearings shall be those of the Sacramento metropolitan fire district. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.060 New materials, processes or occupancies which may require permits.**

The chief may appoint two members from his/her staff to act as a committee to determine and specify, after giving affected persons an opportunity to be heard at an office hearing, any new material, processes or occupancies, which shall require permits, in addition to

those now enumerated in the code. The chief or his/her designated representative shall post such list in a conspicuous place in his/her office and distribute copies thereof to interested persons. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.070 Penalties.**

- A. Any person who violates any of the provisions of this chapter and the code hereby adopted or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans thereunder, or who fails to comply with such an order as affirmed or modified by the city of Rancho Cordova or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation be guilty of an infraction, and punishable by a fine not to exceed \$250.00. Violation of Chapter 1, Section 109.3.2, Compliance with Orders or Notices, and Section 109.3.4, Unauthorized Tampering, shall constitute a misdemeanor, and shall be punishable by a fine of \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all persons shall be required to correct or remedy such violation or defects within a reasonable time to be determined by the chief on a case-by-case basis. When not otherwise specified, each day or portion thereof during which any violation occurs or continues shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.04.080 Amendment of adopted code.**

Notwithstanding the provisions of RCMC 17.04.010, the State Code, the IFC and appendix are amended as follows:

- A. Chapter 1 is amended as follows:

1. Section 104, General Authority and Responsibilities, is amended by adding subsection 104.7.2.1 to read as follows:

104.7.2.1 Contract Inspector. The Chief or his/her designated representatives may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector ("Contract Inspector"), when the department has no technical expertise available to conduct the required inspections.

The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the Chief, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.

Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

- (a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

- (b) The Contract Inspector shall furnish inspection reports to the Chief, building official, and other designated persons as required by the Chief. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, Chief, and to the building official.
- (c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

2. Section 106, Inspections, is amended by adding subsections 106.2.3 and 106.2.4 to read as follows:

**106.2.3 Administrative Costs.** When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the authority having jurisdiction, the authority having jurisdiction may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.

**106.2.4 Inspection Record Card.** Work requiring Fire Department approval may commence, but the person doing the work shall have posted or otherwise made available an inspection record card such as to allow the Chief to conveniently make the required entries thereon regarding inspection of the work. Work shall not be covered until the required inspections are completed. This card shall remain posted or remain otherwise available by the permit holder until the Chief has granted final approval.

3. Section 109, Violations, is amended by adding subsections 109.3.3.1 and 109.3.3.2 to read as follows:

**109.3.3.1 Citations.** The Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this chapter pursuant to Section 13871 of the Health and Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 109.3.3.2 is added as follows:

**109.3.3.2 Uniform Fire Code Bail Schedule.**

SECTION	NATURE OF OFFENSE	PC	MA	BAIL PA	NCA	TOTAL
109.2.2*	NC W/ORDERS OR NOTICE	X		\$1000	\$1700	\$2700
109.3.4*	UNAUTHORIZED TAMPERING	X		\$1000	\$1700	\$2700
ALL OTHER SECTIONS		X		\$100	\$170	\$270

\* – MISDEMEANOR

PC – ELIGIBLE FOR PROOF OF CORRECTION

MA – MANDATORY APPEARANCE

PA – PENALTY ASSESSMENT

NCA – NIGHT COURT ASSESSMENT

NC – NONCOMPLIANCE

B. Section 202, General Definitions, is amended by adding or amending the following terms:

1. **ELECTRONIC MONITORING SYSTEM** shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the (a) Sacramento Regional Fire/EMS Communications Center; or (b) to the Sacramento International Airport Communication Center in an approved manner.
2. **FALSE ALARM** shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

C. Section 315, General Storage, is amended as follows:

1. Subsection 315.4.3, Outside Storage of pallets and other combustibles, is added to read as follows:

315.4.3 Outside Storage of pallets and other combustibles. The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25 ft. x 100 ft. or 2,500 sq. ft. The maximum pile height shall be 20 feet. Distance of piles to structures shall not be less than 10 feet.

D. Section 401, General, is amended as follows:

1. Subsection 401.5,1, Cost Recovery, is added as follows:

401.5.1 Cost Recovery. All costs incurred by the fire department related to any response to a false alarm may be charged to that person causing the transmission of the false alarm, or to that person's firm or corporation.

E. Section 503, Fire Department Access Roads, is amended as follows:

1. Subsection 503.1.1, Buildings and facilities, is amended to read as follows:

503.1.2.1 Additional Access. Fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building or portion of a building including residential subdivisions in excess of 40 dwelling units hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45,720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 504 for personnel access to buildings.

**EXCEPTIONS:**

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Sections 503.1.1 and 503.2 may be modified by the Chief.
2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection.
3. When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of Sections 503.1.1 and 503.2 may be modified by the chief.

More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 3206.6.

For required access during construction, alteration or demolition of a building, see Section 3310.1.

2. Subsection 503.6.1, Emergency Access Gates and Barriers, is added to read as follows:

503.6.1 Emergency Access Gates and Barriers. Where a new gate or barrier is installed on a fire access roadway, it shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Private driveways on lightly traveled streets as determined by the Sacramento County Department of Transportation or the appropriate public works authority having jurisdiction, serving one single-family residence may be exempt from the scope of this document. Approval of automatic gates or barriers is subject to the owner accepting responsibility for any future programming requirements by the authority having jurisdiction.

**F. Section 505, Premises Identification, is amended as follows:**

**1. Subsection 505.1, Address numbers, is amended to read as follows:**

**505 Premises Identification.**

**505.1 General.** Approved numbers or addresses shall be placed prior to occupying on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. In setting requirements for addressing, the Chief may be guided by the standard published by the Rancho Cordova Building Department's, "Posting of Building Addresses."

**2. Subsections 505.1.1, Multiple tenant buildings, and 505.1.2, Illumination, are added to read as follows:**

**505.1.1 Multiple tenant buildings.** Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Chief. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Chief.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Chief.

**505.1.2 Illumination.** Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance of the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

**G. Section 507, Fire Protection Water Supplies, is amended as follows:**

**1. Subsection 507.1, Required Water Supply, is amended to read as follows:**

**507.1 Required Water Supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet (45,720 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief. See Section 507.5.

## EXCEPTIONS:

1. Group R, Division 3 Occupancies provided with an automatic fire sprinkler system approved by the adopted NFPA Standard in areas not provided with a public water supply.
2. Group U Occupancies.
3. Water Supplies for Suburban and Rural Fire Fighting. Where the standards of this code cannot be met for development in rural areas, a fire sprinkler system or pressurized water system acceptable to the AHJ shall be acceptable to meet the water supplies required. Such proposals shall also be subject to the following:
  - a. The structure is beyond 3,000 (914 M) feet of any existing adequate sized water system. Structures within 3,000 (914 M) feet of an existing adequate sized water system, but beyond a water purveyor service area, will be reviewed on an individual basis.
  - b. When public or private water becomes available, connection to such a system shall be required.

## 2. Subsection 507.5.5.1, Vehicle parking, is added to read as follows:

507.5.5.1 Vehicle parking. It shall be an infraction to park, place or leave standing any unattended vehicle within 15 feet of any public or private fire hydrant along any public or private street or roadway.

EXCEPTION: If the vehicle is owned or operated by a fire department and clearly marked as a fire department vehicle.

## H. Section 901, General, is amended as follows:

### 1. Subsection 901.6.2. Electronic filing is added to read as follows:

901.6.2 Electronic Filing. Records of all system inspections, tests and maintenance required by the referenced standards and Title 19 of the California Code of Regulations shall be submitted to the Authority Having Jurisdiction electronically using the records management system approved by the Authority Having Jurisdiction.

### 2. Subsection 901.7.7, System maintenance, is added to read as follows:

901.7.7 System maintenance. All individuals or companies installing, repairing, testing, servicing or maintaining sprinkler systems, fire hydrant systems, standpipes, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke-removal systems and other fire protection or extinguishing systems or appliances shall be a fire protection contractor or contractor licensed for said work by the State of California or have the appropriate license required by the California State Fire Marshal's Office or both.



The authority having jurisdiction shall be notified immediately when a fire protection or detection system or portion thereof is found inoperable.

The authority having jurisdiction shall be notified in writing within 72 hours by the person performing repairs, testing, or maintenance when a fire protection or detection system is not in compliance with applicable codes.

When changes involve shutting off water for a considerable number of sprinklers for more than 4 hours, temporary water supply connections shall be made to sprinkler systems so that reasonable protection can be maintained. Protection shall be restored each night in so far as possible. The Chief may require a fire watch while any system is inoperative.

When shorts, failures or other interruptions of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station or is a local alarm only, the Chief may require the system to be disconnected or shunt out the private fire alarm system and/or circuit. When shorts, failures, or other interruption of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station, the Chief may require the system to be repaired and written notification to be provided to the Chief before he or she responds to alarms generated by the system.

Where alarm system(s) are wholly or partially out of service for more than 8 hours, the alarm company having responsibility shall notify the fire dispatch center.

I. Section 903, Automatic Sprinkler Systems, is amended as follows:

1. Subsection 903.1.1, Alternative protection, is retitled "All Occupancies except Group U Occupancies, for all other occupancies, and automatic sprinkler system shall be installed and equipped with an electronic monitoring system as follows", and amended to read as follows:

EXCEPTION: Non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in the IBC used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

2. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m<sup>2</sup>) and there is not provided at least 20 square feet (1.86 m<sup>2</sup>) of opening entirely above the adjoining ground level in each 50 lineal feet (15,240 mm) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be

provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22,860 mm) from openings required in Section 903.1.1, the basement shall be provided with an approved automatic sprinkler system.

3. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
  4. In rooms where nitrate film is stored or handled. See also Section 306.2.
  5. In protected combustible fiber storage vaults as defined in Chapter 29.
  6. In every new building where the total floor area exceeds 3,599 square feet (334.48 m<sup>2</sup>) or greater. See item #9 below. Nothing in this subsection shall preclude the use of fire resistive substitutions otherwise permitted under IBC.
  7. An automatic fire sprinkler system shall be installed in any portion of a building where there is a change of occupancy and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet (334.48 m<sup>2</sup>).
  8. An automatic fire sprinkler system shall be installed in every building when there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more within a 12-month period and the aggregate floor area of the building exceeds 3,599 square feet (334.48 m<sup>2</sup>).
  9. In existing buildings, other than one or two family dwelling units. An automatic fire sprinkler system shall be installed in any portion of an existing building, other than one or two-family dwelling units, where alterations or repairs within any 12-month period exceed fifty percent (50%) of the assessed value of the existing building or structure.
  10. For the provisions of this section, two or more buildings existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m<sup>2</sup>).
  11. For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.
2. Subsection 903.2.18, Group U Occupancies, is amended as follows:
- 903.2.18.1 Group U Occupancies. Group U occupancies within 6-feet of a Group R-3, carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an

automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, to provide a minimum density of 0.05 GPM/ft<sup>2</sup> over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

3. Subsection 903.4.4, Existing sprinkler systems, is added to read as follows:

903.6.3 Existing sprinkler systems. All existing automatic sprinkler systems shall be monitored for water flow by an approved alarm service provider's Type A (listed) Central Station.

4. Subsection 903.4.5, Valves, is added to read as follows:

903.4.4 Valves. When required by the Chief, valves controlling sprinkler systems shall be maintained in an open position by locking the valve open in an approved manner.

5. Subsection 903.4.6, Fire control room, is added to read as follows:

903.4.5 Fire control room. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

EXCEPTION: Group R, Division 3 Occupancies.

J. Section 907, Fire Alarm and Detection Systems, is amended as follows:

1. Subsection 907.6.5, Monitoring, is amended to read as follows:

907.6.5.4 Central Station Monitoring. Required alarm systems shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center.

The Central Station monitoring company or approved Alarm Company shall notify the authority having jurisdiction in writing, within 72 hours, of systems that are found not to be in compliance with applicable codes.

Receipt of supervisory signals by the monitoring company require the dispatch of a runner or maintenance person (arrival time not to exceed 1 hour), unless the condition can be restored to normal through the subscriber's efforts.

2. Subsections 907.6.5.4, Branch electrical circuits, 907.6.5.5, Multi-building or zone monitoring, and 907.6.5.6, Alarm transmission, are added to read as follows:

907.6.5.4 Branch electrical circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the house meter panel board.

When a separate source of power (i.e. emergency generator) is provided the fire alarm circuit shall be energized from the emergency panel board.

907.6.5.5 Multi-building or zone monitoring. When a Central Station is monitoring more than one zone or building with a single retransmitter, the Central Station shall identify the particular zone or building or both that is in alarm, where required by the Chief.

Fire Alarm Panels installed at the protected premise shall be capable of differentiating between signals, including water flow, manual, and automatic activating components and transmitting distinctive fire alarm, supervisory and trouble signals.

907.6.5.6 Alarm transmission. The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

EXCEPTION: Existing buildings without an alarm system which install hood extinguishing systems or special extinguishing systems need not be monitored.

3. Subsection 907.6.5.1, Automatic telephone dialing devices, is amended to read as follows:

907.6.5.1 Automatic telephone dialing devices. Two separate telephone lines (numbers) shall be provided from the protected premises to the Central Station, which use Digital Alarm Communicator Transmitter (DACT). All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

- K. Section 5003, General Requirements, is amended as follows:

1. Section 5003.10.3.7, Parking and garaging, is added as follows:

5003.10.3.7 Parking and garaging. Vehicles containing hazardous materials in amounts that require placarding under state or federal law and possessing the physical hazards listed in Section 5001.2.2 shall not be left unattended on any residential street; nor in or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility at any time; or at any place that would, in the opinion of the Chief, present a life or safety hazard.

- L. Section 5608, Fireworks Display, is amended as follows:

1. Section 5608.1, General, is amended to read as follows:

5608.1 General. Fireworks and temporary storage, use and handling of pyrotechnic special effects material used in motion pictures, television, and theatrical and group entertainment productions shall be in accordance with this chapter and local and state regulations.

2. Section 5608.2, Permit Application, is added to read as follows:

5608.2 Permit Application. Permits are required to conduct a fireworks display as required by local and state regulations. Permit application shall be made not less than 14 days prior to the scheduled date of the display. The permit application shall include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby trees, telegraph or telephone lines and other overhead obstructions. At the time of permit application, the Chief shall be consulted regarding requirements for standby personnel and fire apparatus.

3. Section 5608.3, Sales, is added to read as follows:

5608.3 Sales. Permits are required for the sale and display of "Safe and Sane" approved fireworks as permitted and regulated by Article 7 of Chapter 4.54 of the Sacramento County Code and as hereinafter amended.

4. Section 5608.4, Storage, is added to read as follows:

3308.4 Storage. Storage of fireworks is prohibited except by special permits as required by local and state regulations.

5. Section 5608.5, Pyrotechnic special effects material, is added to read as follows:

5608.5 Pyrotechnic special effects material. A permit is required to manufacture, compound, store or use pyrotechnic special effects material as required by local and state regulations. A permit for use shall be granted only to a licensed pyrotechnic operator.

6. Section 5608.6, General, is added to read as follows:

5608.6 General. Storage, use and handling of fireworks shall be in accordance with local and state regulations.

7. Section 5608.7, Seizure, is added to read as follows:

5608.7 Seizure. The Chief is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

8. Section 5608.8, General, is added to read as follows:

5608.8 General. Fireworks displays shall be in accordance with local and state regulations.

9. Section 5608.9, General, is amended as follows:

5608.9 General. Temporary storage, use and handling of pyrotechnic special effects material used in motion picture, television, theatrical and group entertainment productions shall be in accordance with local and state regulations. Permanent storage of pyrotechnical special effects materials shall be in accordance with Section 5608.

M. Appendix B is amended as follows:

1. Subsection B105.2, Buildings other than One- and Two-Family Dwellings, is amended to read as follows:

B105.2 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION:

1. A reduction in required fire flow of up to 50 percent, as approved by the Chief, is allowed when the building is provided with an automatic sprinkler system approved pursuant to the adopted NFPA Standards. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.). Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.
2. A reduction in required fire flow of up to 75 percent, as approved by the Chief, for warehouse buildings of Type I, Type II, and Type III-N construction and provided with early suppression fast response fire sprinkler systems. Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.

N. Appendix C is amended as follows:

1. Section C104, Consideration of Existing Fire Hydrants, is amended to read as follows:

C104.1 Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstructions of such roads.

C104.2 Existing single outlet 2 1/2 inch hydrants shall be changed to an approved steamer style hydrant, when a tentative subdivision or parcel map, merge of lots, change of use or change in intensity of use of an existing building, expansion of an existing structure, or construction increases the required fire flow.

C104.3 Where water main improvements are required to meet GPM flow and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants will be required.

C104.4 Existing hydrants affected by right of way improvements shall be moved to an approved location at no cost to the fire authority.

2. Table No. C105.1, Number and Distribution of Fire Hydrants, is amended to read as follows:

**TABLE NO. C105.1**

**NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>1</sup> <sup>3 &amp; 4</sup> (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE <sup>3</sup> (Ft.)
1,750 or less	1	300	150
2,000 – 2,250	2	300	150
2,500	3	300	150
3,000	3	300	150
3,500 – 4,000	4	300	150
4,500 – 5,000	5	300	150
5,500	6	300	150
6,000	6	250	150
6,500 – 7,000	7	250	150
7,500 or more	8 or more <sup>2</sup>	200	120

<sup>1</sup> Reduce by 150 feet for dead-end streets or roadways.

<sup>2</sup> One Hydrant for each 1,000 gpm or fraction thereof.

<sup>3</sup> Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided at not less than 1,000 foot (305 m) spacing to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

<sup>4</sup> Average spacing between hydrants may be extended to 500 feet on streets serving one and two family dwellings.

3. Section C106, Hydrant Type, is added to read as follows:

The Chief shall approve the type of fire hydrants to be installed in public right of way or on private property prior to any such installation.

4. Section C107, Hydrants – Both Sides of a Street, is added to read as follows:

Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:

1. Streets have median center dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both.
2. When there are four or more lanes of traffic.
3. Width of street in excess of 88 feet.
4. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the County of Sacramento.

O. Chapter 47, Nationally Recognized Standards of Good Practice, is added to read as follows:

**NATIONAL FIRE PROTECTION ASSOCIATION**

Batterymarch Park, Quincy, MA 02269

All NFPA Standards shall be adopted except:

11C, 13E, 13R, 297, 473, 550, 902, 1001, 1002, 1003, 1021, 1031, 1033, 1035, 1041, 1201, 1221, 1402, 1404, 1405, 1410, 1500, 1561, 1581, 1901, 1911, 1914, 1931, 1932, 1971, 1975, 1981, 1982, 1983, 1999, 1710, 1720  
[Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.04.090 High explosives.**

In accordance with the provisions of Division 11, Explosives, Part 1, High Explosives, Sections 12000 and 12401 of the California Health and Safety Code, the chief of police shall have the primary responsibility for the enforcement of the provisions therein. Wherever there appears in the fire code any rule, regulation or provision that is in conflict with the Health and Safety Code, the Health and Safety Code shall rule. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.04.100 Public safety 800 Mhz radio building amplification system.**

All buildings or portions of buildings hereafter constructed shall provide for adequate emergency personnel radio communications by complying with the public safety 800 Mhz radio building amplification system installation and testing standard.

Exemption. This section shall not apply to buildings less than 5,000 square feet or any R-3 occupancy. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].



**17.04.110 Flammable and combustible liquids and liquefied petroleum gases.**

- A. Applications for permits for the installation or modification of aboveground tanks for the storage of flammable and combustible liquids shall be made to the Rancho Cordova building department, and the Sacramento metropolitan fire district. Files, records, and copies of all permits shall be kept in the Rancho Cordova building department and will be available on request. The Rancho Cordova building department shall instruct the applicant as to the necessity of also obtaining concurrent approval from the Sacramento metropolitan fire district for issuance of a permit.
- B. In addition to any other applicable requirements, the installation or modification of underground tanks for the storage of hazardous materials, including flammable and combustible liquids, shall require valid permits from the environmental health branch of Sacramento County and the Sacramento metropolitan fire district.
- C. Applications for permits for the installation or modification of liquefied petroleum gases shall be made to the Rancho Cordova building department and the Sacramento metropolitan fire district, whose decisions shall be final. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.04.120 Structural fires.**

The chief shall notify all occupants or owners of structures which have suffered damage by fire that such structures or buildings must be inspected before any repairs thereto are made. A permit covering the structural, electrical and plumbing repairs shall be obtained from the Rancho Cordova building department. The chief shall report all such structural fires to the Rancho Cordova building department on a form prescribed by the building department within 24 hours after the occurrence of such fire. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

## **Chapter 17.12 WEED CONTROL**

### **Sections:**

- 17.12.010 Findings.
- 17.12.020 Definitions.
- 17.12.030 Concurrent authorities.
- 17.12.040 Enforcement.
- 17.12.050 Prohibited conduct.
- 17.12.060 Firebreak required.
- 17.12.070 Inspection.
- 17.12.075 Removal required.
- 17.12.080 Abatement notice.
- 17.12.085 Appeal.
- 17.12.090 Removal of hazardous weeds.
- 17.12.095 Costs of abatement – Confirmation.
- 17.12.100 Costs – Assessments.
- 17.12.105 Penalty – Infraction.

### **17.12.010 Findings.**

The city council finds and declares that the uncontrolled growth and/or accumulation of grass, weeds or other materials or obstructions on sidewalks, streets, and on lands or lots is dangerous or injurious to neighboring property and the health or welfare of residents of the vicinity and is a public nuisance in that it creates a condition that reduces the value of private property, promotes blight and deterioration, invites plundering, creates fire hazards, constitutes an attractive nuisance creating a hazard to the health and safety of minors, creates a harbor for rodents and insects and is injurious to the health, safety and general welfare. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

### **17.12.020 Definitions.**

As used in this chapter:

“Accumulation of weeds” includes, but is not limited to, permitting or allowing the growth of weeds.

“Garbage” includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

“Refuse” includes rubbish and garbage, as defined herein.

“Rubbish” includes all the following, but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.

“Weeds,” as used in this chapter, includes any of the following:

1. Weeds which bear seeds of a downy or wingy nature;
2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;
3. Weeds and grasses which are otherwise noxious;
4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;
5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.030 Concurrent authorities.**

This chapter is not the exclusive regulation for weed and refuse abatement within the city. It shall supplement and be in addition to the other regulatory codes, statutes, and ordinances heretofore and hereafter enacted by the city, the state, or any other legal entity or agency having jurisdiction. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.040 Enforcement.**

The enforcement official shall have authority to enforce this chapter and issue citations for violations. For purposes of this chapter, the "enforcement official" may be:

- A. The city manager or his/her designee;
- B. The director of code enforcement for the city; and/or
- C. The chief of the Sacramento metropolitan fire district or his/her designee, which may include the Sacramento County fire warden. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.050 Prohibited conduct.**

A person shall not dump weeds or refuse, nor shall he permit the dumping of weeds or refuse, nor shall he permit the accumulation of weeds or refuse, on his property or on any other property in such a manner as to constitute a fire hazard. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.060 Firebreak required.**

All dry grass, brush, vines or other dry vegetation shall be cleared for an area of not less than 30 feet from all structures, combustible fences, vehicles and combustible storage. The enforcement official may require additional clearances when topographical or geographical conditions warrant said action. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.070 Inspection.**

The enforcement official, or personnel acting under his or her direction, may enter upon private or public property whenever necessary to enforce or administer the provisions of this chapter; provided, however, that this right of entry and inspection shall not be construed to grant the right to enter into any dwelling or appurtenances thereto which may be located on the land. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.075 Removal required.**

The owner, lessee or occupant of buildings, grounds, or lots within the city shall remove from such property and adjacent streets refuse, rubbish and weeds growing or accumulated thereon in accordance with procedures and methods prescribed by the enforcement official. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.080 Abatement notice.**

Proceedings under this chapter shall commence when a violation of this chapter is identified and notice is given in the manner prescribed as follows. The enforcement official shall mail written notice to each person that has an ownership interest in the property to which the violation pertains. Ownership interest shall be determined based on the last equalized assessment roll available on the date of mailing of the notice. Notification shall also be accomplished by posting on the property where the owner's mailing address is not available or not current.

The contents of written and posted notices shall include the following:

- A. A description of the property by reference to the assessor's parcel number as used in the records of the county assessor, and by reference to the common name of a street or road upon which the property abuts, if the property abuts upon a road or street;
- B. A statement that there are weeds, rubbish or refuse upon the property;
- C. A request that such weeds, rubbish or refuse be removed or abated by a date certain, which shall not be less than 15 calendar days following the mailing or posting of the notice;
- D. A statement that the weeds, rubbish or refuse may be removed under authority of the city and the costs of such removal and abatement made a legal charge against the owner or owners of the property, a lien on the property and subject to collection with property taxes as specified under Sections 39501, 39502, 38773.1 and 38773.5 of the Government Code;
- E. A statement referencing the right to appeal the enforcement official's determination; and
- F. With respect to notices which are posted, a title which reads "Notice to Remove Weeds, Grass, Noxious Vegetation, Rubbish and Other Obstructions," the letters of the foregoing title to be not less than one inch in height.

Notices which are posted shall be conspicuously posted in front of the property, or if the property has no frontage upon a road or street, then upon a portion of the property nearest to a road or a street most likely to give actual notice to the owner. Notices shall be posted not more than 100 feet in distance apart upon property with more than 200 feet of frontage, and at least one notice shall be posted on each parcel with 200 or less feet of frontage. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.085 Appeal.**

Any person who is adversely affected by the notice set forth in RCMC 17.12.080 may appeal such notice by requesting an appeal hearing in writing within 15 days of the date of the notice. Timely appeal shall stay any further action for removal or abatement until the date set for

hearing, unless the weeds at issue present an imminent fire hazard within 100 feet of any property containing a structure. The enforcement official shall set the matter for hearing before a hearing examiner selected in accordance with RCMC 16.18.204. The appellant shall be provided with notice of the appeal hearing at least 15 days prior to the hearing date. The appellant shall have the right to appear in person or by agent, designated in writing, at the hearing and present oral, written and/or photographic evidence. The order of the hearing examiner denying or granting the appeal shall be issued within 15 days of the date of the hearing. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.090 Removal of hazardous weeds.**

If compliance has not been accomplished at the end of the time allowed for compliance in the original notice, or as extended by administrative agreement or the hearing examiner, the enforcement official that issued the notice may order such weeds or other flammable vegetation to be removed by the Sacramento metropolitan fire district or the city of Rancho Cordova or by private contractor selected by the city. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.095 Costs of abatement – Confirmation.**

When proceedings under this chapter result in the removal of weeds, rubbish or refuse from property subsequent to the date specified in any notice issued pursuant to the provisions of RCMC 17.12.080, prorated administrative costs of such proceedings incurred by the Sacramento metropolitan fire district or the city of Rancho Cordova and the actual cost of removal, if removal is undertaken by the Sacramento metropolitan fire district or the city of Rancho Cordova or its contractor, may be assessed against the property. Such administrative costs may include those incurred in inspecting property, publication, mailing and posting of notices, preparation of contracts, review of bids by contractors, and administration of contracts. It is the purpose of this section to allow the assessment against property of prorated administrative costs of proceedings if weeds, rubbish or refuse are ultimately removed from property subsequent to the date specified in any notice issued pursuant to the provisions of RCMC 17.12.080, whether such removal is undertaken by the owner or occupant of the property or by the Sacramento metropolitan fire district, the city of Rancho Cordova or its contractor.

The enforcement official shall keep an account of the administrative and removal costs of abatement, and shall submit to the city council for confirmation an itemized written report showing such unpaid costs and their proposed assessment to the respective properties. The report shall be filed with the city clerk not later than 15 calendar days in advance of the confirmation hearing required below.

Upon receipt of the report, the city clerk shall schedule a public hearing to receive protests and confirm the report. A statement of the proposed assessment and notice of the time, date and place of the hearing, together with reference to the report on file with the clerk, shall be mailed to the owner or owners of each parcel of property proposed to be assessed shown on the last equalized assessment roll available on the date of mailing of the notice to the address or addresses of the owner or owners shown on the roll or any other address or addresses ascertained to be more accurate. Such notice shall be mailed not later than 15 calendar days in advance of the hearing. Notice of the time, date and place of the public hearing by the city council shall be published once in a newspaper of general circulation published within the city. With respect to each property proposed to be assessed for which the name of the owner or owners is not shown on the last equalized assessment roll or no address for an owner is shown

on the last equalized assessment roll, the notice shall show the name or names of the owner or owners if such name or names are shown on the last equalized assessment roll, the assessor's parcel number, the street address of the property if the property has an address and the address is known to the enforcement official, the name of the street or road upon which such property abuts if the property abuts upon a street or road, the amount of the proposed assessment and reference to the report on file with the city clerk. Such publication shall be made not later than 15 calendar days in advance of the hearing.

At the time fixed for receiving and considering the report, the city council shall conduct a public hearing and shall receive and consider any objections from members of the general public or property owners liable to be assessed for the abatement. The city council may continue the hearing and delegate to the city manager or his designee the responsibility of hearing individual protests and submitting a recommendation with respect thereto; provided, that the city council provides an opportunity for individual consideration of each project upon receipt of the recommendation by the city manager or his or her designee. The city council may modify the report if it is deemed necessary. The city council shall then confirm the report by motion or resolution. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

#### **17.12.100 Costs – Assessments.**

- A. If the costs as confirmed are not paid within 30 days of the date of mailing of the notice or date of publication pursuant to RCMC 17.12.080, such costs shall be assessed against the parcel of land as a nuisance abatement lien in accordance with Section 38773.1 of the Government Code and shall be transmitted to the office of the county recorder for Sacramento County for recordation. A lien authorized by this section shall specify the amount of the lien, that the lien is being imposed on behalf of the city of Rancho Cordova, the date of the abatement order, the street address, legal description and assessor's parcel number of the parcel on which the lien is imposed, and the name and address of the recorded owner of the parcel. Prior to recording of a lien authorized by this section, a notice of lien shall be issued in accordance with Section 38771.1(b) of the Government Code.
- B. As an alternative to the lien procedure in subsection (A) of this section, abatement costs may be levied against the parcel of land as a special assessment in accordance with Section 38773.5 of the Government Code. Any special assessment imposed on real property pursuant to this section may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as is provided for ordinary municipal taxes. Notice of any special assessment that is levied on real property pursuant to this section shall be given to the property owner by certified mail, and shall contain the information set forth in Section 38773.5(c) of the Government Code. All laws applicable to the levy, collection, and enforcement of municipal taxes, including those described in Section 38773.5(c) of the Government Code, shall be applicable to such special assessment.
- C. If subsequent to the mailing of the notice of violation as set forth in RCMC 17.12.080, and prior to transmittal of the notice of unpaid costs to the county of Sacramento for collection as set forth in subsection (A) of this section, the property subject to the notice of violation is sold, or title otherwise transferred to a bona fide purchaser, said costs shall be the responsibility of the owner of record as of the date said notice of violation was placed in the United States Postal System or posted on the property.
- D. In addition to assessing the unpaid costs as provided in subsections (A) and (B) of this section, the city manager or his delegated representative may pursue any remedy provided

by law for collection of the unpaid costs. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**17.12.105 Penalty – Infraction.**

A. Notwithstanding the provisions of any other section of this code, violation of any of the provisions of this chapter, or failure to comply with any of the regulatory requirements of this chapter, is an infraction.

B. Every violation of this chapter is punishable by:

1. A fine not exceeding \$100.00 for the first violation;
2. A fine not exceeding \$200.00 for the second violation of the same provisions within one year; and
3. A fine not exceeding \$500.00 for each additional violation of the same provisions within one year. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

**Section 2. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 3. Effective Date and Publication**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 18<sup>th</sup> day of November, 2013 by the following vote:

**AYES:** Budge, McGarvey, Sander, Terry

**NOES:** None

**ABSENT:** Skoglund

**ABSTAIN:** None

**ATTEST:**

  
Mindy Cuppy, CMC, City Clerk

  
Linda Budge, Mayor